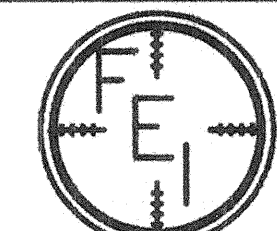


SCALE: 1" = 200'

DEVELOPER
ROBERT D. & JULIE K. TIPS
P.O. BOX 14000
SAN ANTONIO, TX 78214-4000
(210) 924-4242



FISHER ENGINEERING, INC.
11825 RADIUM DRIVE
SAN ANTONIO, TEXAS 78216
(210) 308-9991

MISSION PARK STONE OAK
POADP

DRAWN BY: WTF	FILE: 96005POA	APPROVED BY: NF
SCALE: 1" = 200'	DATE: DECEMBER 1999	SHEET 1 OF 1
REV. NO.	JOB NO. 96005	

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 11/24/99 Name of POADP: MISSION PARK STONE OAK
Owners: ROBERT D. E. JULIE TIPS Consulting Firm: FISHER ENGINEERING INC.
Address: P.O. BOX 14000 Address: 11825 RADIUM DR.
SAN ANTONIO, TX 78214 SAN ANTONIO, TX 78216
Phone: 924-4242 Phone: 308-9991
Existing zoning: N/A Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☒ Yes ☐ No
Projected # of Phases: 5 ☒ Yes ☐ No
San Antonio City Limits? ETJ ☐ Yes ☒ No
Council District: 9
Ferguson map grid 483A2

Land area being plattd:

Lots

Acres

Single Family (SF)

Multi-family (MF)

Commercial and non-residential

~~N/A~~ 176~~N/A~~1/2~~N/A~~ 90.13~~N/A~~~~16.42~~ 22.01Is there a previous POADP for this Site? Name N/A No. N/AIs there a corresponding PUD for this site? Name N/A No. N/APlats associated with this POADP or site? Name N/A No. N/AName N/A No. N/AName N/A No. N/A

Contact Person and authorized representative:

Print Name: ROBERT D. TIPSSignature: [Signature]Date: NOV 22, 1999Phone: 210/924-4242Fax: 210-921-9888

CITY OF SAN ANTONIO

POADP APPLICATION

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 Phone: 924-4242 Phone: 308-9991
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 Projected # of Phases: 5 ☒ Yes ☐ No
 San Antonio City Limits? ETJ ☐ Yes ☒ No
 Council District: 9
 Ferguson map grid: 483A2

Land area being platted:

Lots

Acres

Single Family (SF)

N/AN/A

Multi-family (MF)

N/AN/A

Commercial and non-residential

116.42

just unit / other
 what about 4?
 platting 1 lot
 does not
 constitute
 verify
 A POADP,

Is there a previous POADP for this Site? Name N/A No. N/A

Is there a corresponding PUD for this site? Name N/A No. N/A

Plats associated with this POADP or site? Name N/A No. N/A

Name N/A No. N/A

Name N/A No. N/A

Contact Person and authorized representative:

Print Name: ROBERT D. TIPSSignature: Robert D. TipsDate: NOV 22, 1999Phone: 210/924-4242Fax: 210-921-9888

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- N/A ☐ one hundred year flood plain limits; *NONE*
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- N/A ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact *Todd Sang* ~~Amer Galani~~ @ (210)207-2076;
- ☐ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☐ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: NEIL FISHER

Signature: *Neil Fisher*

If you have any questions please call Elizabeth Carol at 207-7900



CITY OF SAN ANTONIO

July 28, 2000

Mr. Neil Fisher

Fisher Engineering Inc.
11825 Radium Dr.
San Antonio, TX 78216

Re: Mission Park Stone Oak

POADP # 676

Dear Mr. Fisher,

The City Staff Development Review Committee has reviewed Mission Park Stone Oak Subdivision Preliminary Overall Area Development Plan # 676. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process. Bexar County Public Works may require base flood elevations at the plat level.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.

- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Fisher

Page 2

July 28, 2000

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. All Platting will have to comply with the UDC, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely

A handwritten signature in black ink, appearing to read "Emil R. Moncivais". The signature is fluid and cursive, with a long horizontal stroke at the end.

Emil R. Moncivais, AIA, AICP
Director of Planning

EM/MH. Jr.

cc: Andrew J. Ballard, P. E., City Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets & Traffic ⇒ Drainage
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☐ Bexar County Public Works
☒ Major Thoroughfare

FROM: J. Jay – Planning

Date 11-29-99

POADP NAME: MISSION PARK STONE OAK

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-10-99 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Will H. Benman
Signature

planner II
Title

1-14-00
Date



Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

November 30, 1999

P.O.A.D.P. REVIEW

Mission Park Stone Oak

Located on US 281, north of Marshall Road

P.O.A.D.P. Reviewed for:

Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

At the time of platting, **TxDOT WILL RECOMMEND A 150' SETBACK AND RESERVATION OF RIGHT OF WAY, FOR FUTURE HIGHWAY WIDENING.**

Access Limits/Restrictions

The property identified as "Unit 1" is eligible for a maximum combined total of three access points. Locations of access points shall be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

A complete copy of the approved WPAP will be required at the time of platting. State right of way will not be utilized for the purposes of treating storm water runoff from adjacent property.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS: There are three existing *temporary median crossover* on US 281 within the boundaries of this development. No additional median crossovers will be permitted within these limits, and the existing median crossover will not be relocated. Future expansion plans for US 281 will include grade separations at Stone Oak Parkway, Marshall Road, the future Wilderness Oak extension and Bulverde Road. As these future expansion plans are implemented, all temporary median crossovers will be removed.

Judy Friesenhahn, P.E.

Advanced Project
Development Engineer

RECEIVED
99 DEC -7 AM 10:35
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Michael Herrera, Planning Department

FROM: Engineering and Traffic Division

COPIES TO: File

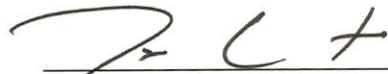
SUBJECT: Mission Park Stone Oak POADP Level I T.I.A.

Date: July 26, 2000

The Engineering and Traffic Division has reviewed the Level-1 Traffic Impact Analysis for the Mission Park Stone Oak POADP located on the west side of US 281 and Marshall Rd. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

Estimated to generate 324 peak hour trips, this property will consist of single family detached housing, a chapel, and a small business park. These trips will be distributed through three main access points onto US 281.

The Engineering and Traffic Division encourages the internal design of this development to provide common access between Units 1 & 3 as well as an additional emergency access for Units 4 & 5.



Jim Clements, P.E.
Traffic Design Engineer

Approved by:



Andrew J. Ballard, P.E.
City Engineer





Fisher Engineering, Inc.

July 10, 2000

City of San Antonio
Department of Planning
114 W. Commerce Street, 3rd Floor
San Antonio, Texas 78205

Attn: Mr. Emil Moncivais, Director of Planning

Re: Mission Park Stone Oak POADP, San Antonio, Bexar County,
Texas.

Dear Mr. Moncivais:

Fisher Engineering has reviewed the comments made by the City Staff Development Review Committee and have made the following changes as per your comment letter dated June 9, 2000:

1. The interior property lines have been made distinct from the perimeter property line through the use of a dashed lighter weight line.
2. Proposed land use by location, type (residential/commercial), and acreage has been modified.
3. All existing and proposed streets have been shown. No street section has exceeded 1600'. Curbs and sidewalks will be built along all interior roads.
4. All adjoining or adjacent properties, ownership of roads, and known proposed land uses have been shown.
5. Existing adjacent streets (right-of-way) width has been reviewed and approved by Tx-DOT. (See attached approved letter from Tx-DOT on Unit 1)
6. Access has been provided to all units for ingress/egress out of the POADP perimeter. Since Units 4 & 5 lot count is below 150 they only require one access point. Depending on the availability of a lot between lots 14-29 and future development of Units 4 & 5 the developer plans to purchase a lot for connectivity. The developer does not wish to connect Unit 6 (his residence) as a thoroughfare for Units 4 and 5 to Lookout Rd.

7. A Traffic Impact Analysis Level 1 (latest revision) was sent to City Public Works on April 3, 2000. See attached.
8. The POADP application has been revised to correctly show the number of single family lots, commercial lots, and acreage. See attached.
9. A legend has been added to correctly show line types.

Sincerely,



Mr. Neil F. Fisher, P.E., R.P.L.S.
FEI Project Nos. 96005 & 99104



Fisher Engineering, Inc.



Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78229-0928 • (210) 615-1110

FEI #99104

March 22, 2000
(reissue)

TXDOT REFERENCE NO.
3147

CONTROL: 0253
SECTION: 04
HIGHWAY: US 281
R.O.W. MAP FILE: B-6c-2

Fisher Engineering, Inc.
11825 Radium Drive
San Antonio, Texas 78216

SUBDIVISION PLAT: MTM Life Insurance Subdivision
LOCATION: US 281, 769' north of Marshall Road
DATE RECEIVED: December 2, 1999, (March 22, 2000)

PLAT NO. 200088

PLAT REVIEWED FOR:

EXISTING R.O.W. DATA
PLANNED R.O.W. NEEDS
STREET, ALLEY & DRIVEWAY ACCESS
OTHER (Environmental)
TxDOT NOTES

NO OBJECTION

OBJECTION

✓
✓*
✓
✓
✓

REQUIRE THE FOLLOWING TxDOT NOTES BE ANNOTATED ON YOUR PLAT:

- (1) For residential development directly adjacent to State right of way, the Developer shall be responsible for adequate set-back and/or sound abatement measures for future noise mitigation.
- (2) Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within the highway right of way.
- (3) Maximum access points to State highway from this property will be regulated as directed by "Regulations For Access Driveways To State Highways".. This property is eligible for a maximum combined total of three access points, based on the overall platted highway frontage of 749.85'.
- (4) If sidewalks are required by appropriate City ordinance, a sidewalk permit must be approved by TxDOT, prior to construction within State right of way. Locations of sidewalks within State right of way shall be as directed by TxDOT.

Permit applications along with construction plans for streets, driveways, utilities, drainage, and sidewalks (if required by appropriate City ordinance) must be submitted to the Texas Department of Transportation for review and approval before working on highway right of way.

OTHER COMMENTS: *RECOMMEND 150' RESERVATION OF RIGHT OF WAY FOR FUTURE HIGHWAY WIDENING (SEE ATTACHED LAYOUT). ALL APPLICABLE BUILDING SETBACK DISTANCES WOULD BE MEASURED FROM THE 150' RESERVATION.

cc: City Planning
City Subdivision Section
City Streets & Traffic Engr. Division
Bexar County Planning
District Survey Section (TxDOT)
Area Office (TxDOT)
Director of Maintenance (TxDOT)
Tom Wendorf, (CSA)

Julie Brown, P.E.
Director of Transportation
Planning and Development

PLAT # 200088

OAKLANDS SUBDIVISION P.U.D.
30, PG. 151-155 PLAT RECORDS)
MON AREA, ELECTRIC AND OTHER UTILITY ESM'TS)
LOT 62

X = 2143079

Y = 13789720

PID = AY0950

NAD-83 STATE PLANE COORDINATES

George Muery Services, Inc.

Find. Iron Pin

U.S. HIGHWAY 281
(200' R.O.W.)



SCALE : 1" = 100'

X = 2143040

Y = 13788971

PID = AY0950

NAD-83 STATE PLANE COORDINATES

George Muery Services, Inc.

Find. Iron Pin

LOT 83

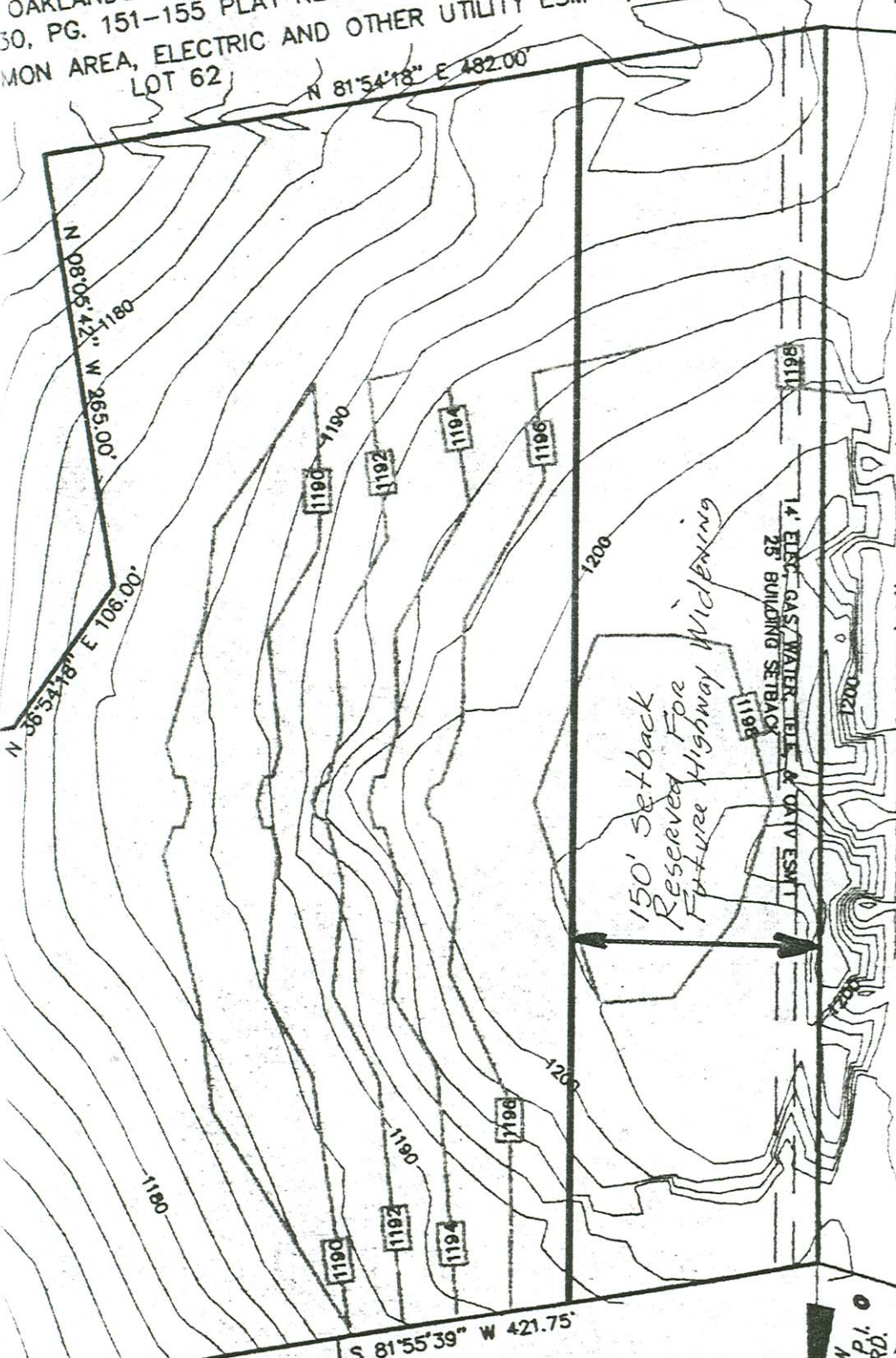
LOT 79

NORTHWIND ESTATES SUBDIVISION
(VOL. 9629, PG. 387 DEED RECORDS)
(VOL. 4925, PG. 3A DEED RECORDS)

503'00"00" W
769'00" TO P.I.
MARSHALL RD.

150' Setback
Reserved For
Future Highway Widening

14' ELECT. GAS/WATER TEL. & CABLE ESM'T
25' BUILDING SETBACK





Fisher Engineering, Inc.

March 29, 2000

City of San Antonio Public Works Department
Traffic Department
114 W. Commerce Street, 7th Floor
San Antonio, Texas 78205

Attn: Mr. Todd Sang

Re: Mission Park Stone Oak POADP; Level I TIA
City Council District: ETJ

Dear Mr. Sang:

Attached, please find the Traffic Impact Analysis (TIA) Level I information for the above referenced Preliminary Overall Area Development Plan. The purpose of this TIA is to establish the increased traffic impact due to the addition of proposed commercial and residential development.

Project Description: 112 Acres Total; 6 Units, 2 Units Proposed Commercial Development and 4 Units Proposed Residential Development.

Project Location: The project is located on U.S. Highway 281 North, north of Marshall Road. U.S. Highway 281 North consists of a paved four lane road with two-way traffic. Two (2) lanes each direction divided by a grass median.

Current Land Use: The proposed site is presently vacant land except for Unit 6. A private residence is located on the 30.40 acres and no further development is expected in that unit.

Proposed Land Use: Unit 1: 16.42 Acres, Chapel (not a church) and business office.
Unit 2: 6.65 Acres, Residential (PUD).
Unit 3: 5.59 Acres, Business Park.
Unit 4: 23.94 Acres, Residential.
Unit 5: 29.14 Acres, Residential.
Unit 6: 30.40 Acres, Residential (See current land use for this unit).

Trip Generation Rates:

	Unit 1	Unit 2	Unit 3
Property Designation	1@ 38,070 sq. ft.	26 Units	1@60,875 sq. ft.
Building/Storage Area	Office building/single tenant	Residential	Business Park
Type of Facility	Weekday A.M.	Weekday P.M.	Weekday A.M.
Peak Hour Traffic Designation	1.78 per 1,000 sq. ft.	1.02 Per Unit	1.43 Per 1,000 sq. ft.
Trip Generation Rate	68	27	88
Trips Generated	715	210	770
ITE Code			

Trip Generation Rates:

	Unit 4	Unit 5	Unit 6
Property Designation	65 Units	84 Units	1 Units
Building/Storage Area	Residential	Residential	Residential
Type of Facility	Weekday P.M.	Weekday P.M.	Weekday P.M.
Peak Hour Traffic Designation	1.02 Per Unit	1.02 Per Unit	1.02 Per Unit
Trip Generation Rate	64	86	2
Trips Generated	210	210	210
ITE Code			

Peak Hour Trip Distribution:

Unit No:	Peak Hour	Vehicles Entering(%)	Vehicles Exiting(%)	Volume Entering	Volume Exiting
1	Weekday A.M.	89	11	61	7
2	Weekday P.M.	64	36	17	10
3	Weekday A.M.	84	16	74	14
4	Weekday P.M.	64	36	41	23
5	Weekday P.M.	64	36	55	31
6	Weekday P.M.	64	36	1	1

Trip distribution by Unit:

Unit No:	Number of Access Points	Entrance Location	% of Trips Generated	Volume Entering	Volume Exiting
1	1	US - 281	100%	61	7
2	1	Oakland Bend	100%	17	10
3	1	N. Wind Blvd.	100%	74	14
4	1	N. Wind Blvd.	100%	41	23
5	1	N. Wind Blvd.	100%	55	31
6	1	S. Breeze Rd.	100%	1	1



Fisher Engineering, Inc.

Conclusion:

The six unit POADP will generate a total of 335 peak hour vehicle trips when fully developed. All traffic flow within the developed areas will be two way traffic. There are presently no plans for turning lanes or median separation.

A site map is attached, locating the proposed site and indicating the ¼ mile radius circle. I have enclosed a blueline of the Preliminary Overall Area Development Plan showing the four residential and two commercial areas as requested, and a site plan for Unit 1.

Bexar County Public Works has indicated that there are no plans to upgrade Marshall Road. Marshall Road does not continue west of 281. Northwind Estates Subdivision (Vol. 5629, Pg. 387 D.R.) west of 281 is accessed by N. Wind Blvd. (60' ROW) and South Breeze Road (60' ROW). Both N. Wind Blvd. and South Breeze Road are private roads.

Should you have any questions, please feel free to contact me at 308-9991.

Sincerely,



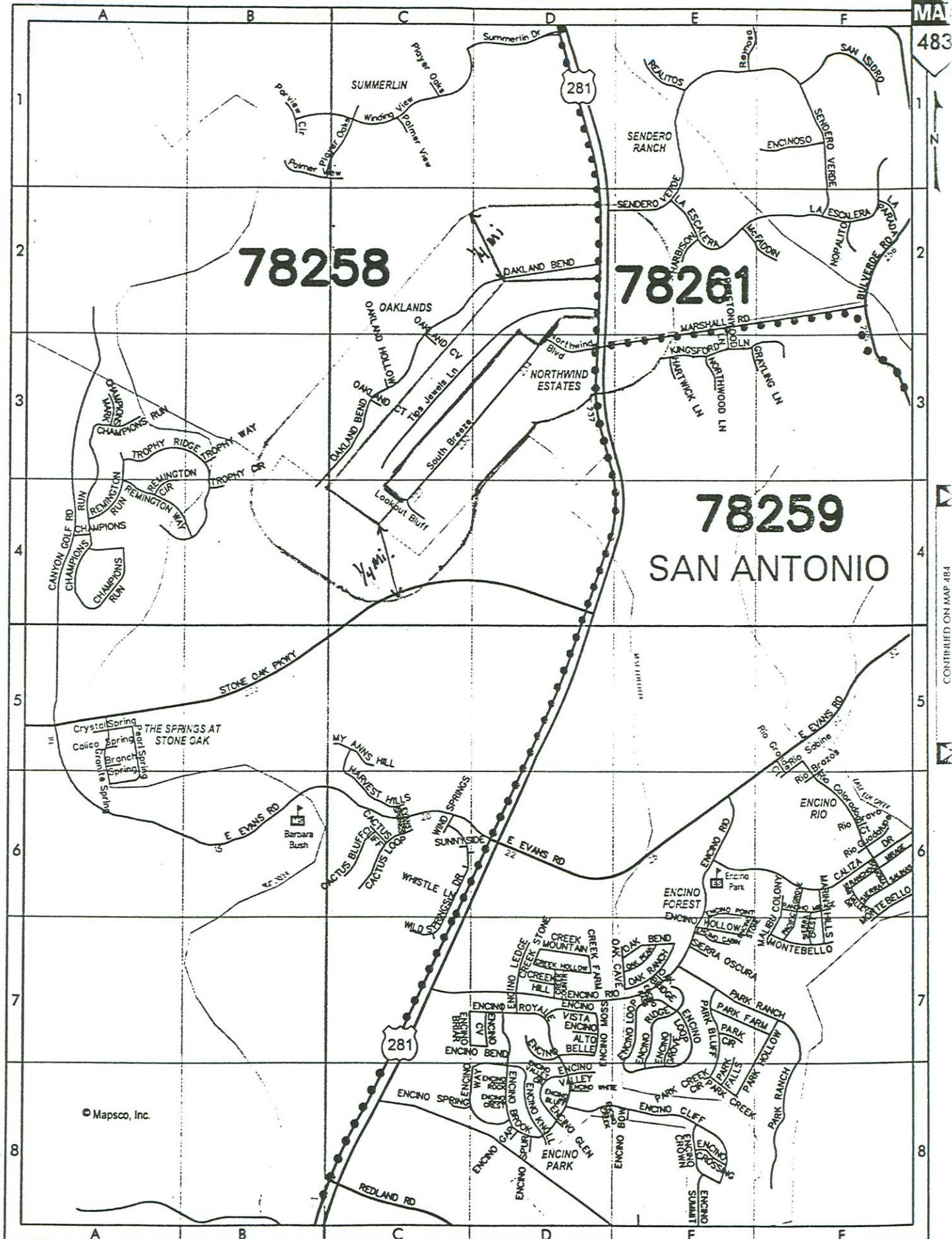
Neil F. Fisher, P.E.
FEI#96005



Fisher Engineering, Inc.

Scale: One Inch equals 2200 ft.

CONTINUED ON MAP 451



© Mapsco, Inc.

SCALE IN MILES

CONTINUED ON MAP 517

SCALE IN FEET

H2165V650

COPYRIGHT 1978, 1999 by MAPSCO, INC. - ALL RIGHTS RESERVED

FAX COVER SHEET



CITY OF SAN ANTONIO
ENGINEERING & TRAFFIC DIVISION
8TH FLOOR, MUNICIPAL PLAZA BLDG.
P.O. BOX 839966
SAN ANTONIO, TX 78283-3966

RECEIVED
MAR 06 2000
BY: _____

Date: March 6, 2000 **Time:** 10:09 AM
Number of pages including cover sheet: 4

To: Ginny Graygor **Phone:** 308-9991
Fax: 308-6148
From: Todd Sang **Phone:** (210) 207-7741
Fax: (210) 207-4418

☐ For your review ☐ Reply ASAP ☒ Please re-submit

Message: _____
Be sure to comment about Marshall Rd. in report and show all proposed
access points



Fisher Engineering, Inc.

February 29, 2000

PLEASE PROVIDE THE FOLLOWING:

- 1) MAP SHOWING LAND USE WITHIN 1/4 MILE RADIUS
- 2) SITE PLAN FOR UNIT 1
- 3) SHOW PROPOSED ACCESS POINTS & ILLUSTRATE TRIPS ENTERING/EXITING AT EACH POINT.
- 4) USE HIGHEST PHT RATE (PM)
- 5) DESCRIBE HOW MARSHALL

City of San Antonio Public Works Department
Traffic Department
114 W. Commerce Street, 7th Floor
San Antonio, Texas 78205

Attn: Mr. Todd Sang

Re: Mission Park Stone Oak POADP; Level I TIA
City Council District: ETJ

Dear Mr. Sang:

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Project Description: 112 Acres Total; 6 Units, 2 Units Proposed Commercial Development and 4 Units Proposed Residential Development.

Project Location: The project is located on U.S. Highway 281 North, north of Marshall Road. U.S. Highway 281 North consists of a paved four lane road with two-way traffic. Two (2) lanes each direction divided by a grass median.

Current Land Use: The proposed site is presently vacant land except for Unit 6. A private residence is located on the 30.40 acres and no further development is expected in that unit.

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Unit 5: 29.14 Acres, Residential.
Unit 6: 30.40 Acres, Residential (See current land use for this unit).

CONDITION OF MARSHALL WEST OF 281?
IS THIS PUBLIC? → address this street

Trip Generation Rates:

Property Designation	Unit 2	Unit 4	Unit 5
Dwelling Units/Acreage	26/0.26 ac/lot	65/0.37 ac/lot	84/0.35 ac/lot
Peak Hour Traffic Designation	Weekday A.M.	Weekday A.M.	Weekday A.M. PM
Trip Generation Rate	0.77 PM	0.77 PM	0.77 PM
Trips Generated	20	50	20
ITE Code	210	210	210
Peak Hour Trip Distribution	25% or 3 vehicles entering @ 2 access points	26% or 13 vehicles entering @ 1 access point	25% or 5 vehicles entering @ 1 access point
	75% or 8 vehicles exiting @ 2 access points	75% or 38 vehicles exiting @ 1 access point	75% or 15 vehicles entering @ 1 access point

Property Designation	Unit 6
Dwelling Unit/Acreage	1/30.40 ac/lot
Peak Hour Traffic Designation	Weekday A.M. PM
Trip Generation Rate	0.77
Trips Generated	1
ITE Code	210
Peak Hour Trip Distribution	25% or 0.13 vehicles entering @ 2 access points
	75% or 0.38 vehicles exiting @ 2 access points ?

Property Designation	Unit 1	Unit 3
Dwelling Unit/Square Ft.	1 @ 38,070 sq. ft.	
(5.3% of total acreage)		
Dwelling Unit/Square Ft.		1 @ 60,875 sq. ft.
(25% of total acreage)		
Peak Hour Traffic Designation	Weekday A.M. PM	Weekday A.M. PM
Trip Generation Rate	1.78	1.43
Trips Generated	68	87
ITE Code	715	770
Peak Hour Trip Distribution	89% or 30 vehicles entering @ 2 access points 11% or 4 vehicles exiting @ 2 access points	84% or 37 vehicles entering @ 2 access points 16% or 7 vehicles @ 2 access points



Fisher Engineering, Inc.

11825 Radium Drive • San Antonio, Texas 78216 • 210-308-9991 • Fax 210-308-6148 • e-mail: fei@txdirect.net

Conclusion:

264
The five unit POADP will generate a total of 246 peak hour vehicle trips for weekday P.M. A.M. when fully developed. All traffic flow within the developed areas will be two way traffic. There are presently no plans for turning lanes or median separation.

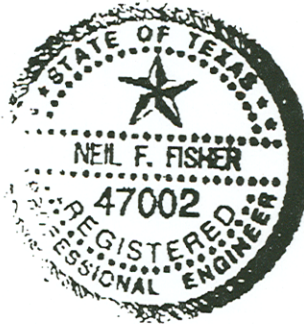
I have enclosed a revised blueline of the Preliminary Overall Area Development Plan showing the four residential and two commercial areas as requested.

Should you have any questions, please feel free to contact me at 308-9991.

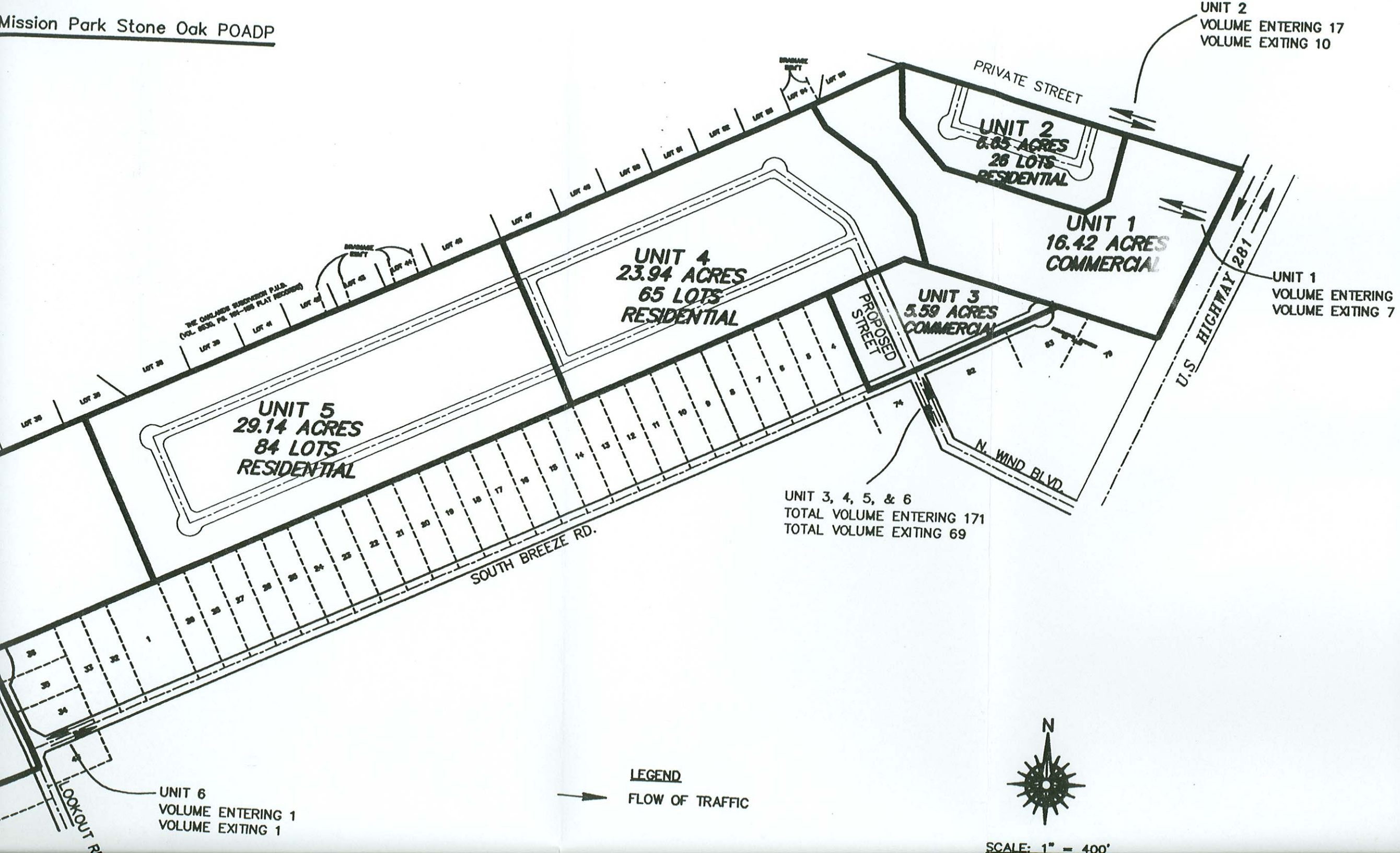
Sincerely,



Neil F. Fisher, P.E.
FEI#96005



Fisher Engineering, Inc.



POADP

**TRANSMITTAL
LETTER**

PLANNING LD NO.

PROJECT: *Mission Park Stone Oak*

PROJECT NO: *96005*
DATE: *4/6/00*

TO: CITY OF S. A. - PUBLIC WORKS DEPT.
114 WEST COMMERCE STREET - 7TH FLOOR
SAN ANTONIO, TEXAS

IF ENCLOSURES ARE
NOT AS NOTED, PLEASE
NOTIFY US IMMEDIATELY.

ATTN: GARY BALBAUGH

Jodd Sang

WE TRANSMIT: ☒ (X) HEREWITH ☐ () UNDER SEPARATE COVER VIA _____
☐ () IN ACCORDANCE WITH OUR REQUEST _____

FOR YOUR: ☐ () APPROVAL ☐ () DISTRIBUTION ☐ () INFORMATION
☐ () REVIEW AND COMMENTS ☐ () RECORDS
☐ () USE _____

THE FOLLOWING: ☐ () SHOP INFO ☐ () DRAWING/PRINTS/REPRODUCIBLE
☐ () SPECIFICATIONS ☐ () CHANGE ORDER
☐ () _____

COPIES	DATE	REV NO.	DESCRIPTION
1			PROPOSED SUBDIVISION PLAT
<i>1</i>			<i>OK # 020 312 Payable to City of San Antonio Level 1 TIA Fee # 200⁰⁰</i>

REMARKS/ACTION
REQUIRED:

Per your Request

PLEASE PROVIDE LETTER OF CERTIFICATION

BY: *Ginny Graygor*

Fisher Engineering, Inc.

MTM LIFE INSURANCE COMPANY

P.O. Box 14000 • San Antonio, Texas 78214 • (210) 924-4242 • Fax (210) 921-4998



No. 020312

PAY EXACTLY ****200***

DOLLARS AND ****0*** CENTS

DATE
04-06-00

AMOUNT
200.00

VOID IF NOT REDEEMED
WITHIN 90 DAYS
MTM LIFE INSURANCE COMPANY
OPERATING ACCOUNT

TO THE
ORDER OF CITY OF SAN ANTONIO

Level 1 T/A Fee
Mission Park Stone Oak ROAD

M. H. Hester

⑈020312⑈ ⑆113010547⑆ 78060727⑈

~~SAN~~ ANTONIO PLANNING DEPARTMENT
LAND DEVELOPMENT SERVICES



FAX MEMO

Dec. 10, 1999

TO: Fisher Eng. - Attn: Ginny
FAX # 308-6148

DEC 10 1999

Bz 11:10 Am

Ginny,

The POADP Committee met today to discuss your proposed Mission park Stone Oak POADP. The plan cannot be accepted at this time. Please make note of the following:

Contact Public Works:

- A TIA will be required for this site. *TIA Worksheet submitted to Todd Song CPW 11/24/99*

Contact Bexar Co. Public Works:

- Mike Herrera expressed concerns about drainage and site contours. *for POADP or Plat?*

Let me verify our conversation earlier:

- ✓ The POADP must reflect the entire area owned by your client. Please draw a heavy line representing the boundary of the POADP.
- ✓ The application must reflect the development shown on the ~~plat~~ plan.
- ✓ Indicate on the drawing a connection will be made to the development on the south side of your side, at the rear of your site.



FROM: J. JAY - PLANNER II
PHONE # 210-207-7889
FAX # 210-207-4441
e-mail: jeanjay@ci.sat.tx.us

RECEIVED
99 DEC 16 PM 4:00
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

SAN ANTONIO PLANNING DEPARTMENT
LAND DEVELOPMENT SERVICES



FAX MEMO

Dec. 10, 1999

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FAX # 308-6148

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- The application must reflect the development shown on the plat.
- Indicate on the drawing a connection will be made to the development on the south side of your side, at the rear of your site.



FROM: J. JAY - PLANNER II
PHONE # 210-207-7889
FAX # 210-207-4441
e-mail: jeanjay@ci.sat.tx.us

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO	1527	
CONNECTION TEL		93086148
CONNECTION ID		
ST. TIME	12/10 11:05	
USAGE T	00'33	
PGS. SENT	1	
RESULT	OK	

SAN ANTONIO PLANNING DEPARTMENT
LAND DEVELOPMENT SERVICES



FAX MEMO

Dec. 10, 1999

TO: Fisher Eng. - Attn: Ginny
FAX # 308-6148

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- Indicate on the drawing a connection will be made to the development on the south side of your side, at the rear of your site.

Jeannette Jay

From: Jeannette Jay
Sent: Thursday, December 09, 1999 9:14 AM
To: 'aaa@tenet.edu'
Subject: POADP meeting for Friday, Dec. 10

TO: Mr. Tony Athens - Planning and Research
North East I. S. D.

FROM: J. Jay, Planner II Land Development Services

SUBJECT: Mission Park Stone Oak POADP

COPY: POADP File -

DATE: Dec. 10, 1999

The POADP committee will meet this Friday to review a new POADP application for Mission Park Stone Oak. You are invited to attend this meeting to offer input on this new development in your school district.

The plan site is located on the west side of Hwy 281 N. at Marshall Rd. The plan indicates that...

- The site consists of 104 acres
- Will have approx. 210 residential lots and one commercial lot
- Will have approx. five phases
- Is outside of San Antonio city limits but within our ETJ
- Is not associated with a plat at this point.
- Owner - Robert and Julie Tipps
- Engineering - Fisher Engineering - 308-9991 for info

Your participation is entirely at your discretion. Our Director wants the school districts to have every opportunity to be involved in the development process as early as possible. Should you have any questions on our process, please feel free to call.

Meeting info...
Municipal Plaza Building 114 W. Commerce
3rd Floor Conference Room
8:30 a.m.

*J. Jay, Planner II
Land Development Services
Planning Dept.
210-207-7889
or this e-mail*

ATTACHMENTS

SUBDIVISION NAME: MANSIONS AT CANYON SPRINGS

ENGINEERING

GENERAL PLATTING COMMENTS:

"APPROVED 2000/JAN/18"

STREET AND DRAINAGE COMMENTS:

"Approved" 1-3-2000

If you any questions please call Michael Herrera @ 335-6700 , ext. 3839.

FLOOD PLAIN REVIEW COMMENTS:

1.) Flood study for CLOMR request under review by FEMA.

ON-SITE SEWAGE FACILITIES

COMMENTS:

1. Approved 1/5/2000, on sanitary sewer.

TRAFFIC

COMMENTS:

1. Traffic Control Fee - None at this time

2. "Approved": 1-6-00

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1678913

AMT ENCLOSED _____

AMOUNT DUE 381.10
INVOICE DATE 12/06/1999
DUE DATE 12/06/1999

50-04-5573
MTM LIFE INSURANCE CO.
P.O. BOX 14000
S.A. TX. 78214

PHONE: 000 - 0000

POADP FEE
MISSION PARK/STONE OAK
FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 12/06/1999 INVOICE 1678913 ACCOUNT 50-04-5573 DUE DATE 12/06/1999 OFFICE HOURS 7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	381.10

↓

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 12/05/1999 CK# 020182 POADP FEE
END 12/05/1999

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	381.10	381.10	381.10

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

↓

MTM LIFE INSURANCE COMPANY

P.O. Box 14000 • San Antonio, Texas 78214 • (210) 924-4242 • Fax (210) 921-4998



Compass Bank

No. 020182

PAY EXACTLY ***381****

DOLLARS AND **10**** CENTS

DATE

11-22-99

AMOUNT

381.10*

VOID IF NOT REDEEMED
WITHIN 90 DAYS

MTM LIFE INSURANCE COMPANY
OPERATING ACCOUNT

TO THE
ORDER OF
CITY OF SAN ANTONIO

PAID TO

M. Hansen

MISSION PARK
STONE CAK

⑈020182⑈ ⑈13010547⑈ 78060727⑈

POADP

TRANSMITTAL
LETTER

PLANNING LD NO.

PROJECT: *Mission Park Stone
Oak*

PROJECT NO: 96005
DATE: 4/3/2000

TO: CITY OF S.A. - PUBLIC WORKS DEPT.
114 WEST COMMERCE STREET - 7TH FLOOR
SAN ANTONIO, TEXAS

IF ENCLOSURES ARE
NOT AS NOTED, PLEASE
NOTIFY US IMMEDIATELY.

ATTN: GARY BALBAUGH

Jodd Sang

WE TRANSMIT: (X) HERewith () UNDER SEPARATE COVER VIA _____
() IN ACCORDANCE WITH OUR REQUEST _____

FOR YOUR: () APPROVAL () DISTRIBUTION () INFORMATION
() REVIEW AND COMMENTS () RECORDS
() USE _____

THE FOLLOWING: () SHOP INFO () DRAWING/PRINTS/REPRODUCIBLE
() SPECIFICATIONS () CHANGE ORDER
() _____

COPIES	DATE	REV NO.	DESCRIPTION
3			PROPOSED SUBDIVISION PLAT
/			Original Revised T/A Level 1 Ltr.
/			Map w/ 1/4 mi. radius
/			Proposed Access Map - Trips ENT & Exit
/			Site Plan Unit 1

REMARKS/ACTION
REQUIRED: _____

*Copy your comments
Blue line of POADP*

PLEASE PROVIDE LETTER OF CERTIFICATION

BY:

Garry Grayson



Fisher Engineering, Inc.

POADP

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

TRANSMITTAL LETTER

PLANNING LD NO. 11-08

PROJECT: *Mission Park Stone Oak*
POADP

PROJECT NO: *96005499104*
DATE: *7/10/00*

TO: CITY OF S. A. - PLANNING DEPT.
114 WEST COMMERCE STREET, *3RD* FLOOR
SAN ANTONIO, TEXAS

IF ENCLOSURES ARE
NOT AS NOTED, PLEASE
NOTIFY US IMMEDIATELY.

ATTN: *Mr. Emil Morcivais, Director of Planning*

WE TRANSMIT: (X) HERewith () UNDER SEPARATE COVER VIA _____
() IN ACCORDANCE WITH OUR REQUEST _____

FOR YOUR: () APPROVAL () DISTRIBUTION () INFORMATION
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COPIES	DATE	REV NO.	DESCRIPTION
<i>2</i>	<i>Blue lines</i>	<i>Revised</i>	<i>PROPOSED P.O.A.D.P.</i>
<i>1</i>			<i>Original Letter addressing your comments</i>
<i>1</i>			<i>Redline POADP</i>
<i>1</i>			<i>Redline POADP Application</i>
<i>1</i>			<i>Your comment letter</i>
<i>1</i>			<i>Copy of TX. Dot ltr. on Unit 1</i>
<i>1</i>			<i>Copy - All paperwork to Todd</i>
			<i>Sarg. @ EPW Re: Traffic</i>
			<i>Impact Analysis</i>
<i>1</i>			<i>Revised POADP Application</i>

PLEASE PROVIDE LETTER OF CERTIFICATION

BY: *Ginny Grayson*

 **Fisher Engineering, Inc.**

TRANSMITTAL
LETTER

POADP

PLANNING I.D NO.

PROJECT: *Mission Park Store*
OK

PROJECT NO: *96005*
DATE: *11/24/99*

TO: CITY OF S. A. - PLANNING DEPT.
114 WEST COMMERCE STREET, 4TH FLOOR
SAN ANTONIO, TEXAS

IF ENCLOSURES ARE
NOT AS NOTED, PLEASE
NOTIFY US IMMEDIATELY.

ATTN: ELIZABETH - LUZ - JAY

WE TRANSMIT: (X) HERewith () UNDER SEPARATE COVER VIA _____
() IN ACCORDANCE WITH OUR REQUEST _____

FOR YOUR: () APPROVAL () DISTRIBUTION () INFORMATION
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() _____

RECEIVED
99 NOV 24 PM 1:58
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

COPIES	DATE	REV NO.	DESCRIPTION
<i>1</i>	<i>11/24/99</i>	<i>1</i>	<i>PROPOSED SUBDIVISION PLAT</i>
<i>1</i>			<i>ORIGINAL POADP APPLICATION</i>
<i>1</i>			<i>Copies of POADP</i>
			<i>To City of SA CK# 020182</i>
			<i>for \$381.00 POADP Fees</i>

REMARKS/ACTION
REQUIRED: _____

PLEASE PROVIDE LETTER OF CERTIFICATION

BY: *Ginny Grayson*



Fisher Engineering, Inc.

POADP

**TRANSMITTAL
LETTER**

PLANNING I.D. NO.

PROJECT: *Mission Park Stone
Oak*

PROJECT NO: *96005*
DATE: *12/16/99*

TO: CITY OF S. A. - PLANNING DEPT.
114 WEST COMMERCE STREET, 4TH FLOOR
SAN ANTONIO, TEXAS

IF ENCLOSURES ARE
NOT AS NOTED, PLEASE
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ATTN: ELIZABETH - LUZ - JAY

WE TRANSMIT: ☒ (X) HEREWITH ☐ () UNDER SEPARATE COVER VIA _____
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FOR YOUR: ☐ () APPROVAL ☐ () DISTRIBUTION ☐ () INFORMATION
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☐ () _____

COPIES	DATE	REV NO.	DESCRIPTION
<i>6</i>			PROPOSED POADP
<i>1</i>			<i>Redlined POADP Application</i>
<i>1</i>			<i>Copy of your comment letter</i>

REMARKS/ACTION
REQUIRED: _____

PLEASE PROVIDE LETTER OF CERTIFICATION

BY: *Ginny Grayson*



Fisher Engineering, Inc.

TRANSMITTAL
LETTER

RECEIVED
00 AUG - 1 11:11 AM
PLANNING ID NO.

ROADP

PROJECT: *Mission Park Store
Oak*

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES

PROJECT NO: 96005
DATE: 8/1/00

TO: CITY OF S. A. - PLANNING DEPT.
114 WEST COMMERCE STREET, 4TH FLOOR
SAN ANTONIO, TEXAS

IF ENCLOSURES ARE
NOT AS NOTED, PLEASE
NOTIFY US IMMEDIATELY.

ATTN: ~~ELIZABETH~~ LUZ

Michael Herkeka

WE TRANSMIT: (X) HERewith () UNDER SEPARATE COVER VIA _____
() IN ACCORDANCE WITH OUR REQUEST _____

FOR YOUR: () APPROVAL () DISTRIBUTION () INFORMATION
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() _____

COPIES	DATE	REV NO.	DESCRIPTION
1			PROPOSED SUBDIVISION PLAT
3			<i>Additional Copies of ROADP</i>

REMARKS/ACTION
REQUIRED:

Thanks for all your help!

PLEASE PROVIDE LETTER OF CERTIFICATION

BY:

Ginny Grayson



Fisher Engineering, Inc.